



CANDLEWICK LAKE UNIT NO. 1  
LOT 152

CANDLEWICK BOULEVARD

CENTELINE OF CANDLEWICK BOULEVARD

LOT 151

SOUTH LINE LOT 151

(N 89°07'52" E 275.30')

LOT 131

735.31'

(N 00°53'53" W)  
N 00°19'41" E

**4.663 ACRES ±**

LOT 131

LOT 131

FOUND IRON PIN  
0.44" NORTH OF  
TRUE CORNER

FENCE CORNER  
0.9" SOUTH OF  
PROP. CORNER

N 89°40'19" W 285.49'

(300.29')  
(S 89°06'07" W)

CANDLEWICK LAKE UNIT NO. 9

EAST LINE OF CANDLEWICK UNIT NO. 9

**LEGEND**

- BOUNDARY OF SURVEY
- MONUMENT FOUND
- P.K. NAIL FOUND
- IRON PIN SET
- P.K. NAIL SET
- CENTERLINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- x-x- FENCE LINE

NORTHEAST CORNER OF  
THE NORTHWEST 1/4  
OF SECTION 26

POINT OF  
COMMENCEMENT

N 89°39'17" W  
57.96' A.M.  
(S 89°07'52" W)  
(62.78')

(S 00°52'08" E)  
(1405.59')  
1405.43'  
S 00°00'26" W  
(S 00°54'09" E)

WEST LINE LOT 153

POINT OF  
BEGINNING

SOUTHEAST CORNER  
LOT 151

SOUTHWEST CORNER  
LOT 153

FOUND IRON PIN

(S 00°53'53" E)  
(80.00')

(S 00°19'41" W  
(4.79')

(S 00°53'53" E)  
(80.00')

(S 00°19'41" W  
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(80.00')

**CERTIFICATE OF SURVEY**

STATE OF ILLINOIS )  
(SS  
COUNTY OF OGLE )

I, Dale E. Wallace, an Illinois Professional Land Surveyor, hereby certify that the following described property was surveyed by me or under my direct supervision. I further certify that this plat is a true and correct representation of said survey to the best of my knowledge and belief. Dimensions are given in feet and decimals of a foot thereof. Bearings shown hereon are in degrees, minutes, and seconds. Bearings are for description purposes and relative only to each other.

**OF PROPERTY DESCRIBED AS:** Part of the Northwest Quarter of Section 26, Township 45 North, Range 3 East of the Third Principal Meridian, in the County of Boone, State of Illinois, bounded and described as follows:

Commencing at the Northeast Corner of said Northwest Quarter; thence South 00 degrees 52 minutes 08 seconds East along the Easterly Line of said Northwest Quarter, a distance of 1,405.59 feet; thence South 89 degrees 07 minutes 52 seconds East, a distance of 80.00 feet to the True Point of Beginning of the hereinafter described tract of land; thence continuing South 00 degrees 53 minutes 53 seconds East, a distance of 120.00 feet; thence North 89 degrees 06 minutes 07 seconds East, a distance of 25.00 feet to the Westerly boundary of Illinois State Highway Route 76; thence South 00 degrees 53 minutes 53 seconds East, a distance of 615.17 feet along said Westerly boundary; thence South 89 degrees 06 minutes 07 seconds West, a distance of 300.29 feet; thence North 00 degrees 53 minutes 53 seconds West, a distance of 735.31 feet; thence North 89 degrees 07 minutes 52 seconds East, a distance of 275.30 feet to the Point of Beginning; EXCEPTING THEREFROM the following described tract of land; Commencing at the Northeast Corner of the Northwest Quarter of said Section 26; thence Southerly on the East Line of said Northwest Quarter, said line having a bearing of South 00 degrees 54 minutes 09 seconds East, a distance of 1,405.43 feet (1,405.59 feet recorded) to a point in the Easterly extension of the centerline line of a private road designated Candlewick Boulevard; thence Westerly on said Easterly extension of said centerline, said line having a bearing of South 89 degrees 05 minutes 51 seconds West, a distance of 57.96 feet (62.78 feet recorded) to a point in the West Line of Lot 153 of Candlewick Lake Unit Number 1, the plat of which was recorded 5 November 1971 as Document Number 71-249 in the Recorder's Office of Boone County; thence Southerly on said West Line of Lot 153, said line having a bearing of South 00 degrees 54 minutes 54 seconds West, a distance of 80.00 feet to the Point of Beginning of the hereinafter described parcel of land said point being the Southeast Corner of Lot 151 in said Candlewick Lake Unit Number 1; thence continuing Southerly on said West Line of Lot 153 on the last described course, a distance of 120.00 feet to the Southwest corner of said Lot 153; thence Easterly on the South Line of said Lot 153 said line having a bearing of North 89 degrees 05 minutes 06 seconds East, a distance of 25.00 feet to a point in the Westerly Right-of-Way Line of a public highway designated F.A. Route 754 (Illinois Route 76), having a bearing of South 00 degrees 54 minutes 54 seconds East, a distance of 615.17 feet to a point in the East Line of Candlewick Lake Unit Number 9, recorded 14 August 1972 as Document Number 72-3274 in said Recorder's Office; thence Westerly on said East Line, said line having a bearing of South 89 degrees 05 minutes 06 seconds West, a distance of 14.80 feet to a point; thence Northerly on a line having a bearing of North 00 degrees 54 minutes 50 seconds West, distance of 134.77 feet to a point; thence Northerly on a line having a bearing of North 3 degrees 46 minutes 34 seconds West, a distance of 300.37 feet to a point; thence Northerly on a line having a bearing of North 00 degrees 54 minutes 50 seconds West, a distance of 300.38 feet to a point in the South Line of said Lot 151 of Candlewick Lake Unit Number 1; thence Easterly on said South Line of Lot 151, said line having a bearing of North 89 degrees 06 minutes 08 seconds East, a distance of 4.79 feet to the Point of Beginning, subject to all easements, agreements, county codes and/or ordinances of record, if any, all situated in the Township of Poplar Grove, the County of Boone and the State of Illinois.

Dated this day 28th of November, 2022, A.D. at the office of Survey-Tech.

Dale E. Wallace, Illinois Professional  
Land Surveyor No. 35-2821



EXPIRES 11-30-2024

THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. FIELD WORK COMPLETED ON 11-8-2022

<b>SURVEY-TECH</b>		
A DIVISION OF C.E.S. INC.		
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-001260		
104A MAPLE COURT ROCHELLE, ILLINOIS 61068		
(815)-562-8771 FAX: (815)-562-6555		
DATE: 11-15-2022	SCALE: 1" = 50'	DRAWN BY: JP
		REVISED:
SANFILIPPO		
FB: OGLE 215 ACAD: S33222	OGLE COUNTY	FILE NUMBER: S332-22